

Two Rivers East
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balance:
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Developer Contributions	\$	305,625	\$	1,240,326
TOTAL REVENUES	\$	305,625	\$	1,240,326
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	12,000	\$	12,000
Profserv - District Management	\$	25,000	\$	25,000
Profserv - Administration	\$	4,500	\$	4,500
Profserv - Recording Secretary	\$	2,400	\$	2,400
Profserv - Construction Accounting	\$	9,000	\$	6,000
Profserv - Financial/Revenue Collections	\$	1,200	\$	5,000
Profserv - Rental and Leases	\$	600	\$	600
Profserv - Accounting Services	\$	9,000	\$	9,000
Profserv - Dissemination Agent/Reporting	\$	4,200	\$	5,000
Profserv - Website Admin Services	\$	1,200	\$	1,200
Profserv - Field Management	\$	-	\$	12,000
ProfServ-Info Technology	\$	600	\$	600
District Engineer	\$	9,500	\$	12,500
District Counsel	\$	9,500	\$	30,000
Trustees Fees	\$	6,500	\$	6,500
Auditing Services	\$	6,000	\$	6,000
Postage, Phone, Faxes, Copies	\$	500	\$	500
Legal Advertising	\$	3,500	\$	1,000
Bank Fees	\$	200	\$	100
Dues, Licenses & Fees	\$	175	\$	175
Onsite Office Supplies	\$	100	\$	-
Website ADA Compliance	\$	1,800	\$	1,600
Misc Admin	\$	250	\$	-
Tax Collector	\$	-	\$	-
Meeting Expense	\$	4,000	\$	1,000
Total Financial and Administrative	\$	111,725	\$	142,675

Summary of Revenues, Expenditures and Changes in Fund Balance:
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Insurance				
General Liability	\$	3,025	\$	3,718
Public Officials Insurance	\$	2,475	\$	2,633
Property & Casualty Insurance	\$	-	\$	10,000
Deductible	\$	-	\$	2,500
Total Insurance	\$	5,500	\$	18,851
Utility Services				
Electric Utility Services	\$	-	\$	85,000
Street Lights	\$	-	\$	190,000
Amenity Internet	\$	-	\$	900
Water/Waste	\$	-	\$	2,400
Total Utility Services	\$	-	\$	278,300
Amenity				
Onsite Staff			\$	20,000
Janitorial - Contract	\$	-	\$	9,000
Janitorial - Supplies/Other	\$	-	\$	1,000
Amenity Pest Control	\$	-	\$	600
Amenity R&M	\$	-	\$	2,500
Amenity Camera R&M	\$	-	\$	1,000
Amenity Furniture R&M	\$	-	\$	2,000
Access Control R&M	\$	-	\$	2,500
Key Card Distribution	\$	-	\$	1,200
Dog Waste Station Service and Supplies	\$	-	\$	1,200
Entrance Monuments & Walls R&M	\$	-	\$	10,000
Sidewalk, Pavement, Signage R&M	\$	-	\$	1,000
Pool Maintenance - Contract	\$	-	\$	10,000
Pool Treatments & Other R&M	\$	-	\$	1,500
Security Monitoring Services	\$	-	\$	3,000
Special Events	\$	-	\$	5,000
Total Amenity	\$	-	\$	71,500
Landscape and Pond Maintenance				
Landscape Maintenance - Contract	\$	125,000	\$	530,000

Summary of Revenues, Expenditures and Changes in Fund Balance:
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
Landscaping - Mulch	\$ -	\$ 35,000
Landscaping - Annuals	\$ -	\$ 12,500
Landscaping - Plant Replacement Program	\$ -	\$ 30,000
Landscape - Irrigation R&M	\$ -	\$ 20,000
Aquatics - Contract	\$ 38,000	\$ 28,500
Debris Cleanup	\$ 9,000	\$ 9,000
Wildlife Control	\$ 6,400	\$ 9,000
Misc Contingency	\$ 10,000	\$ 20,000
Storm Clean Up Contingency		\$ 35,000
Total Landscape and Pond Maintenance	\$ 188,400	\$ 729,000
 TOTAL EXPENDITURES	 \$ 305,625	 \$ 1,240,326

Series 2023 Bonds
Fiscal Year 2026 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,847,375
TOTAL REVENUES	\$ 1,847,375
EXPENDITURES	
Series 2023 May Bond Interest Payment	\$ 733,441
Series 2023 May Bond Principal Payment	\$ 390,000
Series 2023 November Bond Interest Payment	\$ 723,934
TOTAL EXPENDITURES	\$ 1,847,375
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2025	\$ 25,535,000
Principal Payment Applied Toward Series 2021 Bonds	\$ 390,000
Bonds Outstanding - Period Ending 11/1/2026	\$ 25,145,000

Two Rivers East

Community Development District

Series 2023 Debt Service

**Two Rivers East Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2023	\$ 26,260,000			\$ 630,100	\$ 630,100
5/1/2024	\$ 26,260,000	\$ 355,000	4.88%	\$ 751,113	\$ 1,106,113
11/1/2024	\$ 25,905,000			\$ 742,459	\$ 742,459
5/1/2025	\$ 25,905,000	\$ 370,000	4.88%	\$ 742,459	\$ 1,112,459
11/1/2025	\$ 25,535,000			\$ 733,441	\$ 733,441
5/1/2026	\$ 25,535,000	\$ 390,000	4.88%	\$ 733,441	\$ 1,123,441
11/1/2026	\$ 25,145,000			\$ 723,934	\$ 723,934
5/1/2027	\$ 25,145,000	\$ 410,000	4.88%	\$ 723,934	\$ 1,133,934
11/1/2027	\$ 24,735,000			\$ 713,941	\$ 713,941
5/1/2028	\$ 24,735,000	\$ 430,000	4.88%	\$ 713,941	\$ 1,143,941
11/1/2028	\$ 24,305,000			\$ 703,459	\$ 703,459
5/1/2029	\$ 24,305,000	\$ 450,000	4.88%	\$ 703,459	\$ 1,153,459
11/1/2029	\$ 23,855,000			\$ 692,491	\$ 692,491
5/1/2030	\$ 23,855,000	\$ 475,000	4.88%	\$ 692,491	\$ 1,167,491
11/1/2030	\$ 23,380,000			\$ 680,913	\$ 680,913
5/1/2031	\$ 23,380,000	\$ 500,000	5.75%	\$ 680,913	\$ 1,180,913
11/1/2031	\$ 22,880,000			\$ 666,538	\$ 666,538
5/1/2032	\$ 22,880,000	\$ 530,000	5.75%	\$ 666,538	\$ 1,196,538
11/1/2032	\$ 22,350,000			\$ 651,300	\$ 651,300
5/1/2033	\$ 22,350,000	\$ 560,000	5.75%	\$ 651,300	\$ 1,211,300
11/1/2033	\$ 21,790,000			\$ 635,200	\$ 635,200
5/1/2034	\$ 21,790,000	\$ 595,000	5.75%	\$ 635,200	\$ 1,230,200
11/1/2034	\$ 21,195,000			\$ 618,094	\$ 618,094
5/1/2035	\$ 21,195,000	\$ 630,000	5.75%	\$ 618,094	\$ 1,248,094
11/1/2035	\$ 20,565,000			\$ 599,981	\$ 599,981
5/1/2036	\$ 20,565,000	\$ 665,000	5.75%	\$ 599,981	\$ 1,264,981
11/1/2036	\$ 19,900,000			\$ 580,863	\$ 580,863
5/1/2037	\$ 19,900,000	\$ 705,000	5.75%	\$ 580,863	\$ 1,285,863
11/1/2037	\$ 19,195,000			\$ 560,594	\$ 560,594
5/1/2038	\$ 19,195,000	\$ 750,000	5.75%	\$ 560,594	\$ 1,310,594
11/1/2038	\$ 18,445,000			\$ 539,031	\$ 539,031
5/1/2039	\$ 18,445,000	\$ 795,000	5.75%	\$ 539,031	\$ 1,334,031
11/1/2039	\$ 17,650,000			\$ 516,175	\$ 516,175
5/1/2040	\$ 17,650,000	\$ 840,000	5.75%	\$ 516,175	\$ 1,356,175
11/1/2040	\$ 16,810,000			\$ 492,025	\$ 492,025
5/1/2041	\$ 16,810,000	\$ 890,000	5.75%	\$ 492,025	\$ 1,382,025
11/1/2041	\$ 15,920,000			\$ 466,438	\$ 466,438
5/1/2042	\$ 15,920,000	\$ 940,000	5.75%	\$ 466,438	\$ 1,406,438
11/1/2042	\$ 14,980,000			\$ 439,413	\$ 439,413
5/1/2043	\$ 14,980,000	\$ 1,000,000	5.75%	\$ 439,413	\$ 1,439,413
11/1/2043	\$ 13,980,000			\$ 410,663	\$ 410,663
5/1/2044	\$ 13,980,000	\$ 1,060,000	5.88%	\$ 410,663	\$ 1,470,663
11/1/2044	\$ 12,920,000			\$ 379,525	\$ 379,525
5/1/2045	\$ 12,920,000	\$ 1,120,000	5.88%	\$ 379,525	\$ 1,499,525
11/1/2045	\$ 11,800,000			\$ 346,625	\$ 346,625
5/1/2046	\$ 11,800,000	\$ 1,190,000	5.88%	\$ 346,625	\$ 1,536,625
11/1/2046	\$ 10,610,000			\$ 311,669	\$ 311,669
5/1/2047	\$ 10,610,000	\$ 1,260,000	5.88%	\$ 311,669	\$ 1,571,669
11/1/2047	\$ 9,350,000			\$ 274,656	\$ 274,656
5/1/2048	\$ 9,350,000	\$ 1,340,000	5.88%	\$ 274,656	\$ 1,614,656
11/1/2048	\$ 8,010,000			\$ 235,294	\$ 235,294
5/1/2049	\$ 8,010,000	\$ 1,420,000	5.88%	\$ 235,294	\$ 1,655,294
11/1/2049	\$ 6,590,000			\$ 193,581	\$ 193,581
5/1/2050	\$ 6,590,000	\$ 1,505,000	5.88%	\$ 193,581	\$ 1,698,581

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Community Development District

Series 2023 Debt Service

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2050	\$ 5,085,000			\$ 149,372	\$ 149,372
5/1/2051	\$ 5,085,000	\$ 1,595,000	5.88%	\$ 149,372	\$ 1,744,372
11/1/2051	\$ 3,490,000			\$ 102,519	\$ 102,519
5/1/2052	\$ 3,490,000	\$ 1,695,000	5.88%	\$ 102,519	\$ 1,797,519
11/1/2052	\$ 1,795,000			\$ 52,728	\$ 52,728
5/1/2053	\$ 1,795,000	\$ 1,795,000	5.88%	\$ 52,728	\$ 1,847,728
		\$ 26,260,000		\$ 29,807,050	\$ 56,067,050

Two Rivers East

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
Product	Units	General Fund			Debt Service Series 2023			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	560	\$ 926.94	\$ 228.40	\$ 698.53	\$ 1,383.00	\$ 1,383.00	\$ -	\$ 2,309.94	\$ 1,611.40	\$ 698.53
Single Family 50'	446	\$ 1,158.67	\$ 285.50	\$ 873.17	\$ 1,729.00	\$ 1,729.00	\$ -	\$ 2,887.67	\$ 2,014.50	\$ 873.17
Single Family 60'	204	\$ 1,390.41	\$ 342.61	\$ 1,047.80	\$ 2,074.00	\$ 2,074.00	\$ -	\$ 3,464.41	\$ 2,416.61	\$ 1,047.80
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